



Colliers

NEW YORK CITY

ROCHELLE PARK

GARDEN STATE PARKWAY

395 W PASSAIC STREET  
ROCHELLE PARK, NJ

## Property Profile

±107,969 SF  
BUILDING SIZE

78.6%  
OCCUPANCY

±3.1 AC  
ACREAGE

4  
STORIES

Business  
ZONING

Bergen  
COUNTY

New Exclusive | 395 West Passaic Street, Rochelle Park, New Jersey

# Prime, four-story Class A Office asset available **for sale**

- Premier office building in Bergen County with a robust tenant mix and strategic location in a vibrant, high-demand market.
- Adjacent to key highways and transit routes, **395 W Passaic Street** offers unparalleled accessibility and visibility, as well as significant upside potential through lease-ups and market rate adjustments.
- Exceptional curb appeal with covered executive parking

Accelerating success.

# Investment Highlights

## BOUTIQUE SIZE & UPSIDE POTENTIAL

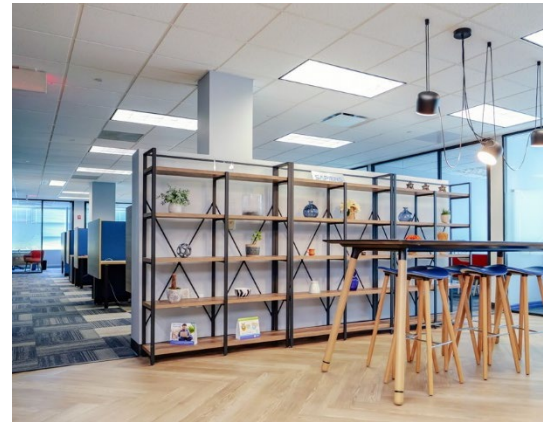
- With only 3 suites above 12K SF and 1 above 20K SF, the Property embraces the rising trend of tenants seeking smaller, more easily navigable workspaces.
- Well-situated to capture the increasing presence of medical tenants, who command higher rental rates and longer lease terms.
- Considerable upside potential through mark-to-market below-market tenants and the lease-up of the remaining vacancy.

## SUPERIOR LOCATION & ACCESS

- Ideally situated directly off the Garden State Parkway and Route 4, with easy access to Routes 17, 46, and Interstate 80.
- Seamless connectivity throughout Northern New Jersey and into NYC, making it convenient for both employees and clients.

## BRIGHT & ENGAGING LAYOUT

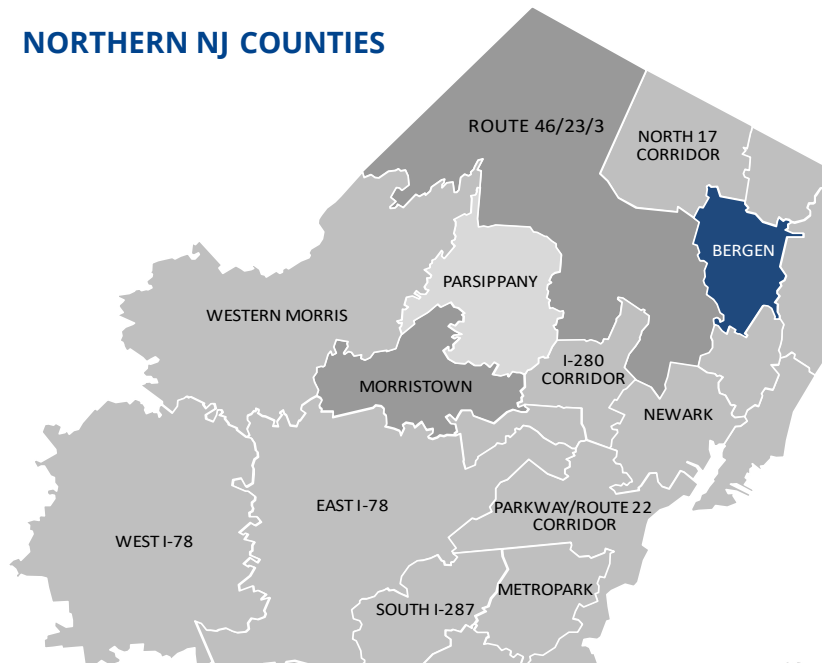
- The building's multi-floor structure, modern amenities, and glass exterior maximizes natural light contributing to a warm and engaging environment.



# Bergen County

Renowned for its top-tier public schools, a highly educated workforce, and a strong presence of major corporate headquarters.

## NORTHERN NJ COUNTIES



## BERGEN COUNTY

Bergen County, home to over 960,000 residents, offers robust economic activity and exceptional accessibility. With an average household income of over \$162,000 and a highly educated workforce, it attracts Fortune 500 companies in pharmaceuticals, telecommunications, technology, and financial services sectors.

The area's upscale residential communities and immediate access to premium retail offerings further increase its attractiveness. The influx of top-tier talent and the strong presence of corporate headquarters make 395 W Passaic Street an exceptional investment opportunity in a competitive market.



Current Population

**962,560**



Number of Businesses

**40,186**



Household Income

**\$162,656**



% of Associates Degree or Higher

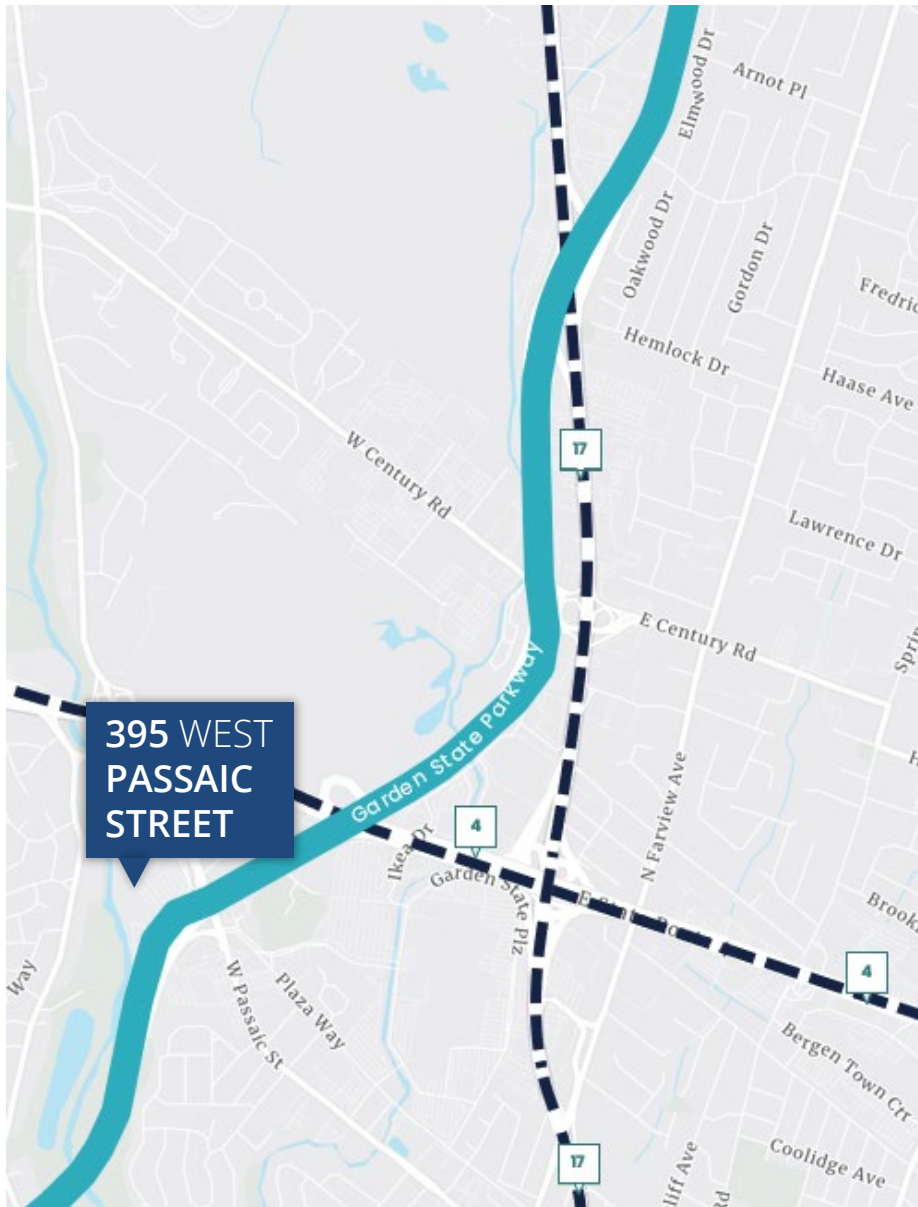
**61%**



Number of Employees

**488,814**

# Largest Convergence of Highways **in the** **Tri-State Area**



## Contact Us:

### **Jacklene Chesler**

Vice Chair

+1 973 299 3083

[jacklene.chesler@colliers.com](mailto:jacklene.chesler@colliers.com)

### **Patrick Norris**

Vice President

+1 973 299 3010

[patrick.norris@colliers.com](mailto:patrick.norris@colliers.com)

### **Jake Moss**

Associate

+1 732 734 0688

[jake.moss@colliers.com](mailto:jake.moss@colliers.com)

### **Philippe Jomphe**

Director

+1 973 299 3078

[philippe.jomphe@colliers.com](mailto:philippe.jomphe@colliers.com)

### **Matthew Cohen**

Director

+1 732 734 0188

[matthew.cohen@colliers.com](mailto:matthew.cohen@colliers.com)

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### **Colliers International NJ**

10 Woodbridge Center Drive  
#Suite 1010

Woodbridge, New Jersey

+1 973 299 3000

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